



GRASSROOTS
REALTY GROUP

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35, 102 Canoe Square SW
Airdrie, Alberta

MLS # A2328630



\$379,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 350
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: N/A

Awesome two storey townhouse in Airdrie with 3 bedrooms, 2.5 baths, a double attached garage, and nearly 1800 square feet of development. The main floor is filled with natural light and features a contemporary kitchen with white cabinetry, updated stainless steel appliances, a herringbone tile backsplash, and a generous dining area. A gas fireplace framed by large windows creates a warm and inviting focal point in the spacious living room and the main floor half bathroom is tucked away by the entrance to the big double attached garage. Upstairs, the bonus room is a versatile space perfect for a home office, play area, or home media space. The spacious master bedroom has two closets and private access to the main bathroom. Two more comfortably sized bedrooms complete the top level. The fully finished basement adds a large recreation room, full bathroom, and a large storage space. As one of the best-located units in the complex, you'll enjoy front, side, and backyard space, along with easy access to parks, schools, shopping, restaurants, and other great Airdrie amenities. Move-in ready and exceptionally well cared for, this is one you won't want to miss. Book your private showing today!